



CITY OF SAINT PAUL Christopher B. Coleman, Mayor

25 West Fourth Street Saint Paul, MN 55102 Telephone: 651-266-6565 Facsimile: 651-228-3261

DATE:

April 28, 2011

TO:

Neighborhood Planning Committee

FROM:

Lucy Thompson Way WWWW

SUBJECT:

District 9 Commercial Zoning Study

BACKGROUND

The District 9 Area Plan, adopted by the City Council on July 7, 2010, contains strategies in the areas of housing, jobs and economic development, community development, land use, and historic preservation and aesthetics. Shortly after the Plan was adopted, one of the parcels near the intersection of W. 7th and Grand/Ramsey streets changed hands, raising community concern about future land use and zoning at this important gateway to the neighborhood.

On October 27, 2010, the City Council passed a resolution requesting the Planning Commission "to undertake a zoning study to assess whether the B3 zoning classification of said gateway parcel and the parcels specified herein which are adjacent to the gateway parcel within District 9 would further the District 9 Area Plan's Jobs and Economic Development Strategies calling for the preservation of businesses and jobs in the District while at the same time complementing the District's Housing Objectives." At the same time, a one-year moratorium was placed on the issuance of zoning and building permits or approvals in the study area. The study area boundaries were identified as Grand Avenue on the north, Leech Street on the east, Goodrich Street on the south, and W. 7th and Smith on the west. The zoning study and moratorium exempt parcels zoned RT1, RT2, RM1 and RM2 within the larger study area.

STAFF RECOMMENDATION

Staff recommends the initiation of a zoning study for the area of District 9 bounded by Grand Avenue on the north, Leech Street on the east, Goodrich Street on the south, and W. 7th and Smith on the west, excluding any parcels zoned RT1, RT2, RM1 and RM2 within those boundaries. The purpose of the study is to explore rezoning the primarily B3-zoned parcels within the study area to further the preservation of businesses and jobs in the neighborhood in a way that complements the housing objectives in the District 9 Area Plan.

Attachments:

- 1. City Council Resolution requesting zoning study
- 2. Map of proposed zoning study area
- 3. Draft Planning Commission resolution to initiate a District 9 Commercial Zoning Study